

PLANNING COMMISSION REPORT



MEETING DATE: November 9, 2005

ITEM NO. _____ GOAL: Coordinate Planning to Balance Infrastructure

SUBJECT **Hettinger Abandonment - 11-AB-2005**

REQUEST Request to consider the following:

1. Abandon 112 feet of roadway right-of-way along the alley situated east of 64th Street between Lots 478 and 479 in Hidden Village 10-B.
2. Dedicate a public utility easement over the corresponding area to be abandoned.

Related Policies, References:

The original Hidden Village 10-B plat was created in 1958.

APPLICANT/OWNER Cari Hettinger
CONTACT 602-999-3811

LOCATION 4011 N 65th Street, south of the southeast corner of Lafayette Boulevard and 65th Street.



BACKGROUND

Background.

The subject 16-foot wide alley along the east side of N. 65th Street was dedicated as part of the Hidden Village 10-B plat in 1958 as Book 77, Page 37 MRC. The request is to abandon the approximate 112-foot long portion of the alley situated between Lots 478 and 479 with the land incorporated into adjoining lots. The applicant indicates this segment of the alley is not necessary for the circulation and rear access of all adjoining lots in this area.

Zoning.

The site is zoned R1-10 (Single-family Residential) District. The R1-10 zoning district allows for single-family homes on lots of 10,000 square feet or larger. Accessory buildings that are incidental to the residential use are also permitted.

Context.

This subdivision is located north of the Arizona Canal and south of E. Lafayette Boulevard. The surrounding property is zoned R1-10 and includes similar single-family homes on lots of 10,000 square feet or more.

APPLICANT'S
PROPOSAL

Goal/Purpose of Request.

This request is to eliminate the existing 16-foot wide by 112 foot long portion of the alley located between Lots 478 and 479 from the eastern edge of the N. 65th Street right-of-way to approximately the western side of the edge of the alley that runs north to south at the rear of the subject lots. The alley has two

alternate connections from N. 65th Place to the east of the site, which will serve as rear access to the lots and provide for garbage pick-up. No lots will be denied alley access. Refuse vehicles that currently use the portion of alley will need to modify the refuse vehicle pick-up route to gain access to the alley about 600 feet to the east.

- Abandon the 112 by 16 foot (1,792 square foot or 0.041 acres) portion of the alley situated immediately east of N. 65th Street, between Lots 478 and 479 in Hidden Village 10-B.
- Dedicate a 16-foot wide public utility easement over the corresponding areas to be abandoned.

Key Issues.***CITY IMPACT:***

All appropriate public utility companies have been contacted and expressed no objection. City Departments have been contacted and have no objection. The Solid Waste Department indicates that the portion of the alley is currently used by refuse trucks in the pickup of garbage however, it does not object to the abandonment and would obtain alternate access along N. 65th Place, about 600 feet toward the east. The Water Resources Department has no objection to the abandonment subject to dedication of a Public Utility Easement (PUE) over the existing sewer line.

NEIGHBORHOOD IMPACT:

No adverse impact is foreseen on the neighborhood as a result of the abandonment. Access will continue to be provided by the remaining alley located at the rear of the lots along N. 65th Street and N. 65th Place, which connects at 2 locations along N. 65th Place toward the east. Two (2) letters of objection and one letter and a phone call of support of the abandonment have been received on this case.

PROPERTY OWNER IMPACT:

The alley was dedicated adjacent to Lots 478 and 479 during the original platting of the site in 1958 and dedicated as part of the Hidden Village Plat. The main function of the alley is for rear lot access and garbage pick-up for the lots. The Solid Waste Department indicates that if the abandonment occurs, refuse trucks will obtain alternate access to the remainder of the alley by driving the additional 600 foot distance to access the alley from N. 65th Place to the east.

Community Impact.

The community impact of the abandonment will result in adjustment of the refuse truck route to access the alley from N. 65th Place to the east rather than from N. 65th Street. Two adjoining residents indicate they use the portion of the alley proposed for abandonment to maneuver their RV's from an adjoining lot to the west of the site and for a through access from a garage on a lot to the east located along the un-abandoned portion of alley. If the abandonment is approved, those two lots would still have access in the rear and connections to N. 65th Place toward the east.

IMPACT ANALYSIS**Departmental Responses.**

City Department/Division participants concur with this abandonment request.

See Departmental Checklist (Attachment #1).

Open space, scenic corridors and public trails.

No public access will be provided through the abandonment area. Public trails in the vicinity of the site are located on each side of the Arizona Canal toward the south of the site and are not affected by this abandonment.

Policy Implications.

The portion of alley that is the subject of the abandonment is presently used by the Solid Waste Department as part of their refuse connection route. Solid Waste vehicles would utilize N. 65th Place as the alternate access to the remainder of the alley. No properties would be denied rear alley access as a result of the abandonment.

Community Involvement.

The applicant sent letters of notification for the proposed abandonment to all landowners within 750 feet of the site on April 13, 2005. Two (2) letters of objection have been received and one letter and (1) phone call of support. One of the neighbors indicates that he uses the alley in maneuvering an RV into and out of his site, across N. 65th Street to the west. The neighbor located directly east of the site indicates that the portion of alley being abandoned is currently used for through access from the garage on his site, westward to 65th Street.

STAFF
RECOMMENDATION

Recommended Approach:

Staff recommends approval.

RESPONSIBLE
DEPT(S)
STAFF CONTACT(S)

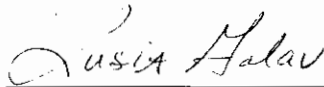
Planning and Development Services Department

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ATTACHMENTS

1. Departmental Checklist
2. Context Aerial
3. Detail Aerial
4. Easements and Right-of-Ways
5. Area Trails Plan
6. City Notification Map

CASE 11-AB-2005

Department Issues Checklist

Transportation

☒ **Support**

An alternative access exists to the remaining portion of alley.

Trails

☒ **Support**

Existing trails in this area are situated along the Arizona Canal, located southeast of the site.

Adjacent Property Owner Notification

☐ **Support and Objection**

A letter of objection has been received from the owner to the west, across 65th Street indicating his use of the alley to maneuver an RV onto his lot. A letter of objection was received from the property owner to the east who uses the alley for through access to his garage from N. 65th Street. A letter and phone call of support was also received.

Public Utilities

☒ **Support**

Includes Cox, Quest, Southwest Gas, and APS and SRP

Emergency/Municipal Services

☐ **Neutral Position.**

Solid Waste takes a neutral position on this abandonment application. Refuse vehicles currently use the portion of alley to be abandoned however, alternate access to the remaining portion of alley can occur from 2 locations along N. 65th Place, 600 feet toward the east.

Water/Sewer Services

☒ **Support**

This support is subject to dedication of a 16-foot wide water line easement over the subject abandonment area.

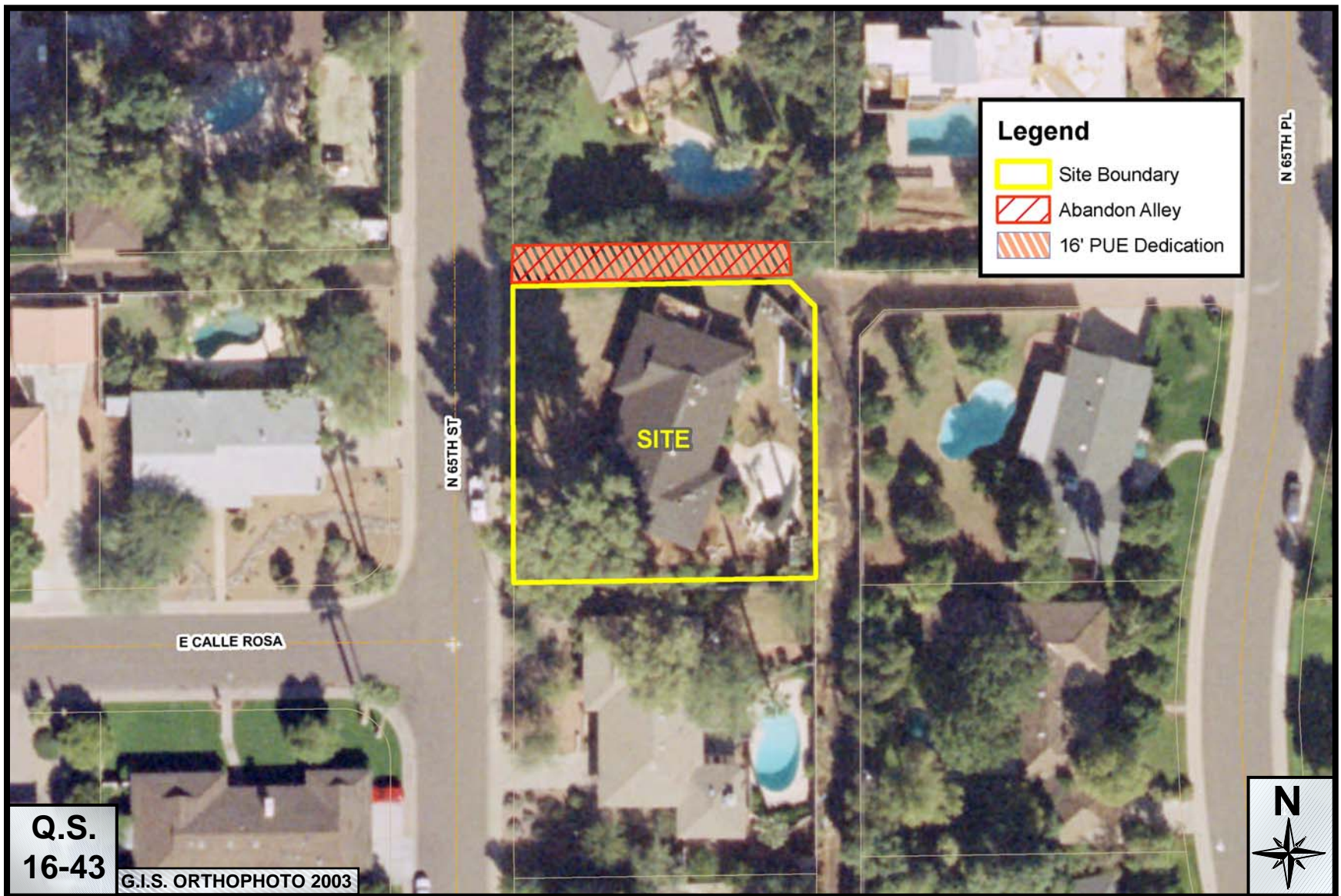
Drainage

☒ **Supports**

No drainage issues are associated with the case.



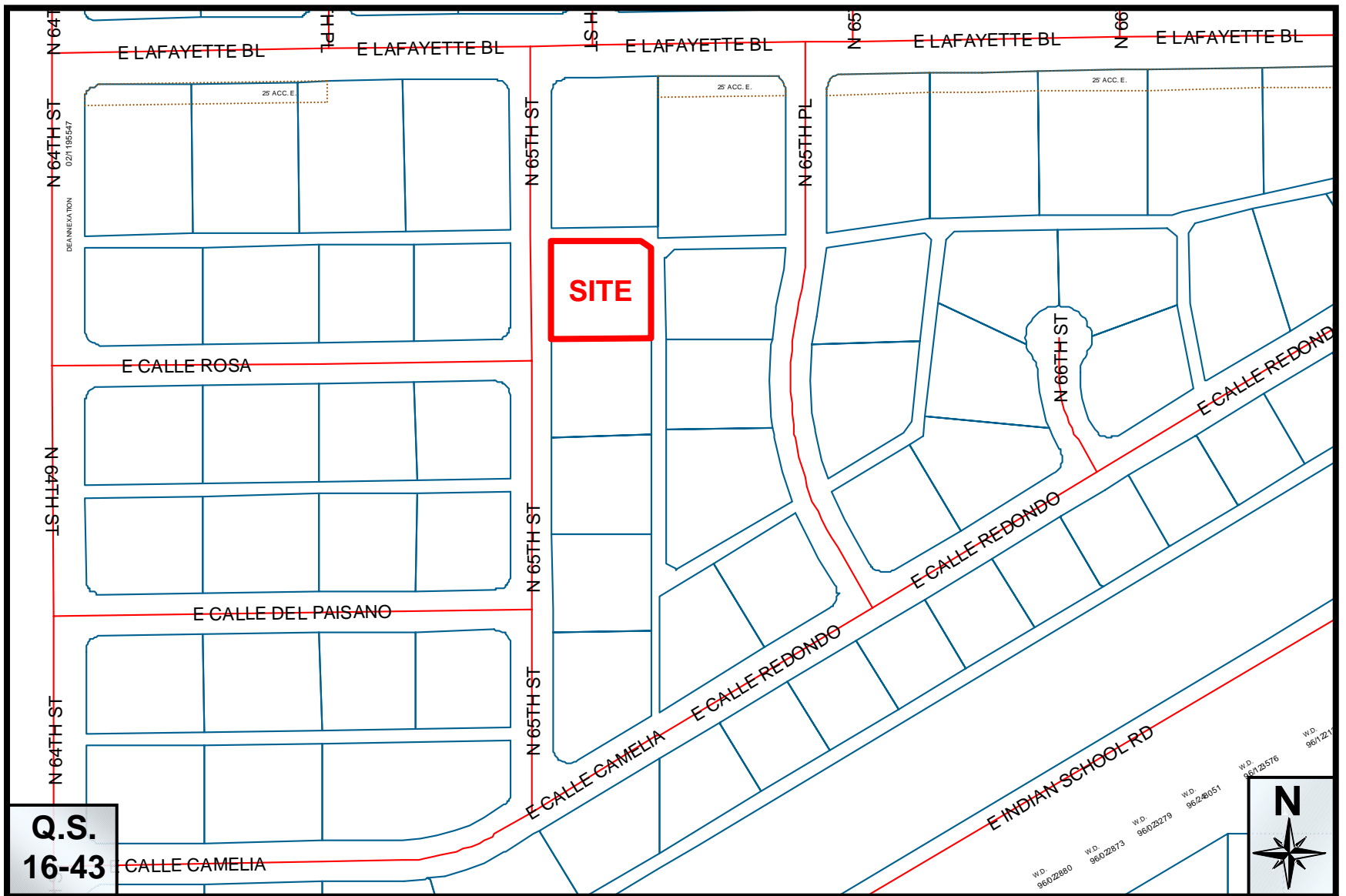
Hettinger Abandonment



Hettinger Abandonment

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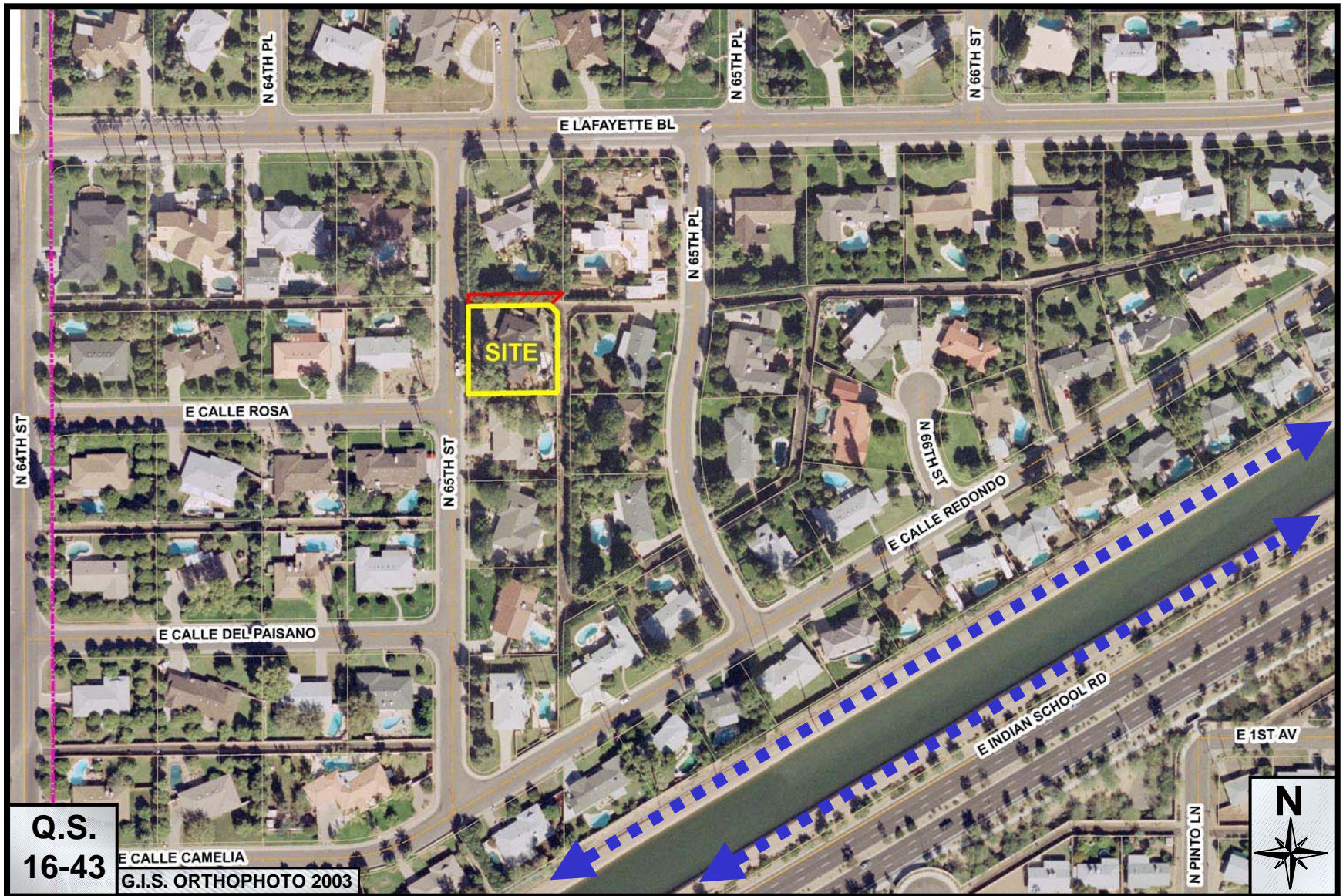
ATTACHMENT #3



Hettinger Abandonment

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Easements & Right-of-Way
Attachment #4



Q.S.
16-43

E CALLE CAMELIA
G.I.S. ORTHOPHOTO 2003

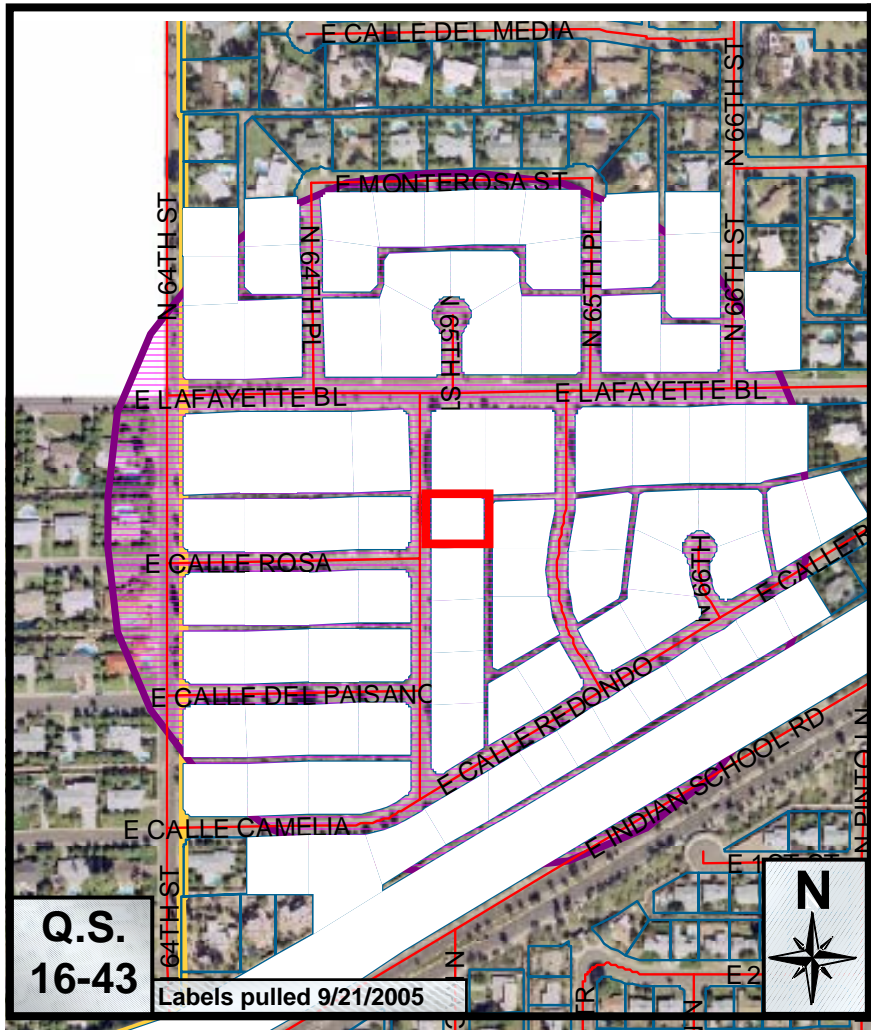
Hettinger Abandonment

Master Planned Trails

11-AB-2005

ATTACHMENT #5

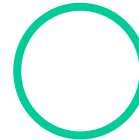
City Notifications – Mailing List Selection Map



Map Legend:



Site Boundary



Properties within 750-feet

Additional Notifications:

- Interested Parties
- Southwest Village
- Scottsdale Coalition

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ATTACHMENT #6